036.0	0001	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	190,500	/	190,500
USE VALUE:	190,500	/	190,500
ASSESSED:	190,500	/	190,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMPOBASSO ANGELINE F -
Owner 2:	-
Street 1:	50 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,983 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2368 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	5983.000	94,600		95,900	190,500
Total Card	0.137	94,600		95,900	190,500
Total Parcel	0.137	94,600		95,900	190,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 80.45 | /Parcel: 80.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24958
GIS Ref	
GIS Ref	
Insp Date	06/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	80,300	0	5,983.	191,800	272,100	272,100	Year End Roll	12/18/2019
2019	114	FV	62,000	0	5,983.	347,700	409,700	409,700	Year End Roll	1/3/2019
2018	104	FV	62,000	0	5,983.	329,700	391,700	391,700	Year End Roll	12/20/2017
2017	104	FV	58,200	0	5,983.	287,800	346,000	346,000	Year End Roll	1/3/2017
2016	104	FV	58,200	0	5,983.	245,800	304,000	304,000	Year End	1/4/2016
2015	104	FV	51,800	0	5,983.	227,800	279,600	279,600	Year End Roll	12/11/2014
2014	104	FV	51,800	0	5,983.	188,800	240,600	240,600	Year End Roll	12/16/2013
2013	104	FV	53,900	0	5,983.	179,800	233,700	233,700		12/13/2012

!2941!

PRINT

Date	Time
12/10/20	18:16:33

LAST REV

Date	Time
03/19/20	11:40:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2941

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPOBASSO ANGE	36653-280		10/8/2002	Involved Gov	480,000	No	No		
	12363-545		1/15/1972		14,000	No	No		N

USER DEFINED

Prior Id # 1:	24958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1393	Re-Roof	12,995					
12/15/2011	1849	Porch	10,125					remove and replace
10/10/2002	856	New Wind	13,200					

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Measured	372	PATRIOT
3/21/2000	Inspected	263	PATRIOT
3/2/2000	Measured	197	PATRIOT
8/20/1993		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		5983		Sq. Ft.	Site		0	64.	0.25	3			Restric	-75					95,918						95,900	

Total AC/HA:	0.13735	Total SF/SM:	5983	Parcel LUC:	114	Housing Corp	Prime NB Desc:	ARLINGTON	Total:	95,918	Spl Credit		Total:	95,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	83.72	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09341216
Const Adj.:	0.93565685
Adj $ / SQ:	173.920
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581312
Depreciation:	486675
Depreciated Total:	94638

COMMENTS

OF=TOILET IN BMT, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

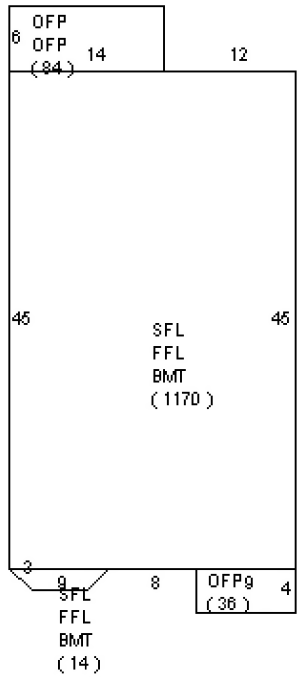
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.92
Special Features:	0	Val/Su Net:	25.19
Final Total:	94600	Val/Su SzAd	39.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	52.180	61,776
FFL	First Floor	1,184	173.920	205,921
SFL	Second Floor	1,184	173.920	205,921
OFP	Open Porch	204	23.010	4,693

Net Sketched Area:	3,756			Total:	478,311
Size Ad	2368	Gross Are	3756	FinArea	2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc